

1 Introduced and amended by the Land Use and Zoning Committee and  
2 amended on the Floor of Council:

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4  
5 **ORDINANCE 2023-660-E**

6 AN ORDINANCE REZONING APPROXIMATELY 31.56±  
7 ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0  
8 STRATTON ROAD, 2700 STRATTON ROAD, 2835  
9 STRATTON ROAD AND 2840 STRATTON ROAD, BETWEEN  
10 GOBLE ROAD AND STRATTON ROAD (R.E. NOS.  
11 012839-0030, 012860-0000, 012865-0110 AND  
12 012867-0000), AS DESCRIBED HEREIN, OWNED BY  
13 MILLER LANDING LLC, FROM RESIDENTIAL LOW  
14 DENSITY-50 (RLD-50) DISTRICT AND PLANNED UNIT  
15 DEVELOPMENT (PUD) DISTRICT (2022-17-E) TO  
16 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
17 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
18 TO PERMIT SINGLE-FAMILY AND TOWNHOME  
19 RESIDENTIAL USES, AS DESCRIBED IN THE ALLIER  
20 RESIDENTIAL PUD; PUD SUBJECT TO CONDITIONS;  
21 PROVIDING A DISCLAIMER THAT THE REZONING  
22 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
23 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
24 PROVIDING AN EFFECTIVE DATE.

25  
26 **WHEREAS,** Miller Landing LLC, the owner of approximately  
27 31.56± acres located in Council District 12 at 0 Stratton Road,  
28 2700 Stratton Road, 2835 Stratton Road and 2840 Stratton Road,  
29 between Goble Road and Stratton Road (R.E. Nos. 012839-0030,  
30 012860-0000, 012865-0110 and 012867-0000), as more particularly  
31 described in **Exhibit 1**, dated June 30, 2023, and graphically

1 depicted in **Exhibit 2**, both of which are attached hereto (the  
2 "Subject Property"), has applied for a rezoning and  
3 reclassification of the Subject Property from Residential Low  
4 Density-50 (RLD-50) District and Planned Unit Development (PUD)  
5 District (2022-17-E) to Planned Unit Development (PUD) District, as  
6 described in Section 1 below; and

7 **WHEREAS**, the Planning Commission, acting as the local  
8 planning agency, has reviewed the application and made an advisory  
9 recommendation to the Council; and

10 **WHEREAS**, the Land Use and Zoning Committee, after due notice  
11 and public hearing, has made its recommendation to the Council; and

12 **WHEREAS**, the Council finds that such rezoning is: (1)  
13 consistent with the *2045 Comprehensive Plan*; (2) furthers the  
14 goals, objectives and policies of the *2045 Comprehensive Plan*; and  
15 (3) is not in conflict with any portion of the City's land use  
16 regulations; and

17 **WHEREAS**, the Council finds the proposed rezoning does not  
18 adversely affect the orderly development of the City as embodied in  
19 the Zoning Code; will not adversely affect the health and safety of  
20 residents in the area; will not be detrimental to the natural  
21 environment or to the use or development of the adjacent properties  
22 in the general neighborhood; and will accomplish the objectives and  
23 meet the standards of Section 656.340 (Planned Unit Development) of  
24 the Zoning Code; now therefore

25 **BE IT ORDAINED** by the Council of the City of Jacksonville:

26 **Section 1. Property Rezoned.** The Subject Property is  
27 hereby rezoned and reclassified from Residential Low Density-50  
28 (RLD-50) District and Planned Unit Development (PUD) District  
29 (2022-17-E) to Planned Unit Development (PUD) District. This new  
30 PUD district shall generally permit single-family and townhome  
31 residential uses, and is described, shown and subject to the

1 following documents, attached hereto:

2 **Exhibit 1** - Legal Description dated June 30, 2023.

3 **Exhibit 2** - Subject Property per P&DD.

4 **Revised Exhibit 3** - Revised Written Description dated October 12,  
5 2023.

6 **Second Revised Exhibit 4** - Second Revised Site Plan dated January  
7 3, 2024.

8 **Section 2. Rezoning Approved Subject to Conditions.** This  
9 rezoning is approved subject to the following conditions. Such  
10 conditions control over the Written Description and the Site Plan  
11 and may only be amended through a rezoning.

12 (1) A traffic study shall be provided at Civil Site Plan  
13 Review. Prior to the commencement of the traffic  
14 study, the traffic professional shall conduct a  
15 methodology meeting to determine the limits of the  
16 study. The methodology meeting shall include the Chief  
17 of the Traffic Engineering Division, the Chief of the  
18 Transportation Division, and the traffic reviewer from  
19 Development Services.

20 (2) ADA compliant sidewalks shall be installed on the  
21 frontages of Stratton Road.

22 (3) The developer or its successor shall install and  
23 maintain an 8-foot off-white vinyl fence along the  
24 north and east boundaries of the northern parcel of  
25 land east of Stratton Road that is part of the Subject  
26 Property (Parcel NO. 012865-0110).

27 (4) The developer shall furnish and install a gated  
28 entrance to the northern easement 30 feet east of  
29 Stratton Road. The gate is to be installed with a  
30 solar, electric-powered gate opener.

31 (5) There shall be no on-site burning during construction.

1 (6) The developer will pave, a minimum of 14 feet wide,  
2 the first approximately 660 feet of the northern  
3 easement access (the portion running east to west)  
4 along the northern boundary of Parcel No. 012865-0110  
5 as depicted in yellow highlight on the Site Plan.

6 **Section 3. Owner and Description.** The Subject Property  
7 is owned by Miller Landing LLC, and is legally described in **Exhibit**  
8 **1**, attached hereto. The applicant is Curtis Hart, 8051 Tara Lane,  
9 Jacksonville, Florida 32216; (904) 993-5008.

10 **Section 4. Disclaimer.** The rezoning granted herein shall  
11 **not** be construed as an exemption from any other applicable local,  
12 state, or federal laws, regulations, requirements, permits or  
13 approvals. All other applicable local, state or federal permits or  
14 approvals shall be obtained before commencement of the development  
15 or use and issuance of this rezoning is based upon acknowledgement,  
16 representation and confirmation made by the applicant(s),  
17 owners(s), developer(s) and/or any authorized agent(s) or  
18 designee(s) that the subject business, development and/or use will  
19 be operated in strict compliance with all laws. Issuance of this  
20 rezoning does **not** approve, promote or condone any practice or act  
21 that is prohibited or restricted by any federal, state or local  
22 laws.

23 **Section 5. Effective Date.** The enactment of this  
24 Ordinance shall be deemed to constitute a quasi-judicial action of  
25 the City Council and shall become effective upon signature by the  
26 Council President and Council Secretary.

1 Form Approved:

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3       /s/ Mary E. Staffopoulos      

4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

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